



Marine Corps Housing



Karen Ayers
Head, Housing Management Section (LFF-3)
(703) 695-9767 DSN 225-9767



Housing Program

- Family Housing
- Bachelor Housing



Family Housing Program

- Current Situation
- Strategy
- Public-Private Ventures
- On the Horizon



Current Situation

- 24,000 units (5,000 Owned/19,000 Privatized)
- 2,700 units are inadequate and must be fixed by FY07 per Strategic Planning Guidance
 - 16,000 inadequate 3 years ago
- Deficit of 7,600 units (includes end strength increase requirements)
 - PR09 FYDP would reduce deficit to 3,100
- Over \$2.0B to fix/build out deficit through traditional MILCON process
 - Public-Private Ventures renovate and construct homes faster than traditional MILCON.



Family Housing Strategy

- Marine Corps pursuing combination of traditional military construction and PPV to address requirements
- Will ultimately privatize 97% of family housing world-wide inventory (99% 50-States)
 - 80% privatized to date
- PPV helps us:
 - Have contracts in place by 2007 to fix inadequate housing by 2014
 - Housing fixed by 2012 at most locations.
 - Have contracts in place by 2012 to reduce housing deficit to 3,100 units



Public-Private Ventures What's Been Done

- USMC Projects:
 - 18,000 homes
 - Quantico, Camp Pendleton, MCRD San Diego, Yuma, Kansas City, Twentynine Palms, Coleville (Bridgeport), Beaufort, Parris Island, Cherry Point, Camp Lejeune, Stewart NY, Hawaii
 - Over \$2.0B in PPV Construction
 - \$400M USMC cash contribution



Public-Private Ventures

What's Next in FY 2007

- PPV Projects – all add scope to existing PPV deals:
 - Camp Lejeune/Cherry Point/Westover
 - 1,985 homes, \$227M development, \$79M cash
 - Beaufort/Parris Island merger
 - Hawaii
 - 917 homes, \$257M development, \$56M cash
 - Camp Pendleton/Albany
 - 294 homes, \$80M development, \$24M cash



PR 2009 FYDP

- Camp Lejeune 4-8 FY08/09/10/11/12 PPV
- Camp Pendleton 6-9 FY08/09/11/12 PPV
- Hawaii 3 FY09 PPV
- 29 Palms 2-3 FY08/09 PPV
- Cherry Point 4 FY12 PPV
- Iwakuni FY08/09/10/11/12/13 MILCON
- San Diego 3 (Miramar) FY06* PPV

Red Fiscal Years indicate deficit reduction projects

* San Diego 3 approved by Congress and awarded FY06. East Miramar construction subject to completion of additional environmental studies and MEC removal. Earliest construction start FY08.



On the Horizon – Family Housing

- Continued PPV Execution
- Okinawa/Guam Relocations
- New DOD Housing Instruction expected during CY 2007
 - Likely change in DOD requirements determination methodology
- Potential change in OMB PPV scoring policy after 2010
 - Intend to score refinancing or additional phases at 100% of planned construction vs. just seed money contribution



Bachelor Housing Program

- CMC Focus/Initiative
- MILCON Funding
- Construction Standard
- Public-Private Ventures
- On the Horizon



CMC Focus on Bachelor Housing

- Single Marine QOL and BEQs top Sergeants Major concern
- CMC concerned about improving enlisted Marines QOL through effective leadership, reduction of inequities, and providing the appropriate standard of living
 - Directed POM-08 BEQ red-line initiative and BEQ Campaign Plan update



CMC Focus on Bachelor Housing

- POM-08 BEQ red-line initiative – Facilities Focus
 - Builds new BEQs to address space shortages, fixes existing economically repairable BEQs and demolishes existing BEQs beyond economic repair
 - Based on 175,000 end strength
 - Addresses U.S. requirement only. GOJ funds Japan construction.
- BEQ Campaign Plan – Leadership Focus
 - Updated 9 November 2006
 - Highlights CMC's vision to minimize inequities between single and married Marine QOL, and provide effective leadership



Bachelor Housing Requirements

- 175,000 end-strength requirement POM08:
 - 21,699 spaces worldwide/19,714 spaces U.S.
 - Includes:
 - Adequate space deficiency: 18,315 worldwide/16,330 U.S.
 - Need to demolish inadequate spaces: 3,384 all in U.S.
 - \$1.7B FY08-FY12
- 202,000 end-strength requirement PR09:
 - Increased requirement of over 10,500 spaces and over \$800M FY08-FY13

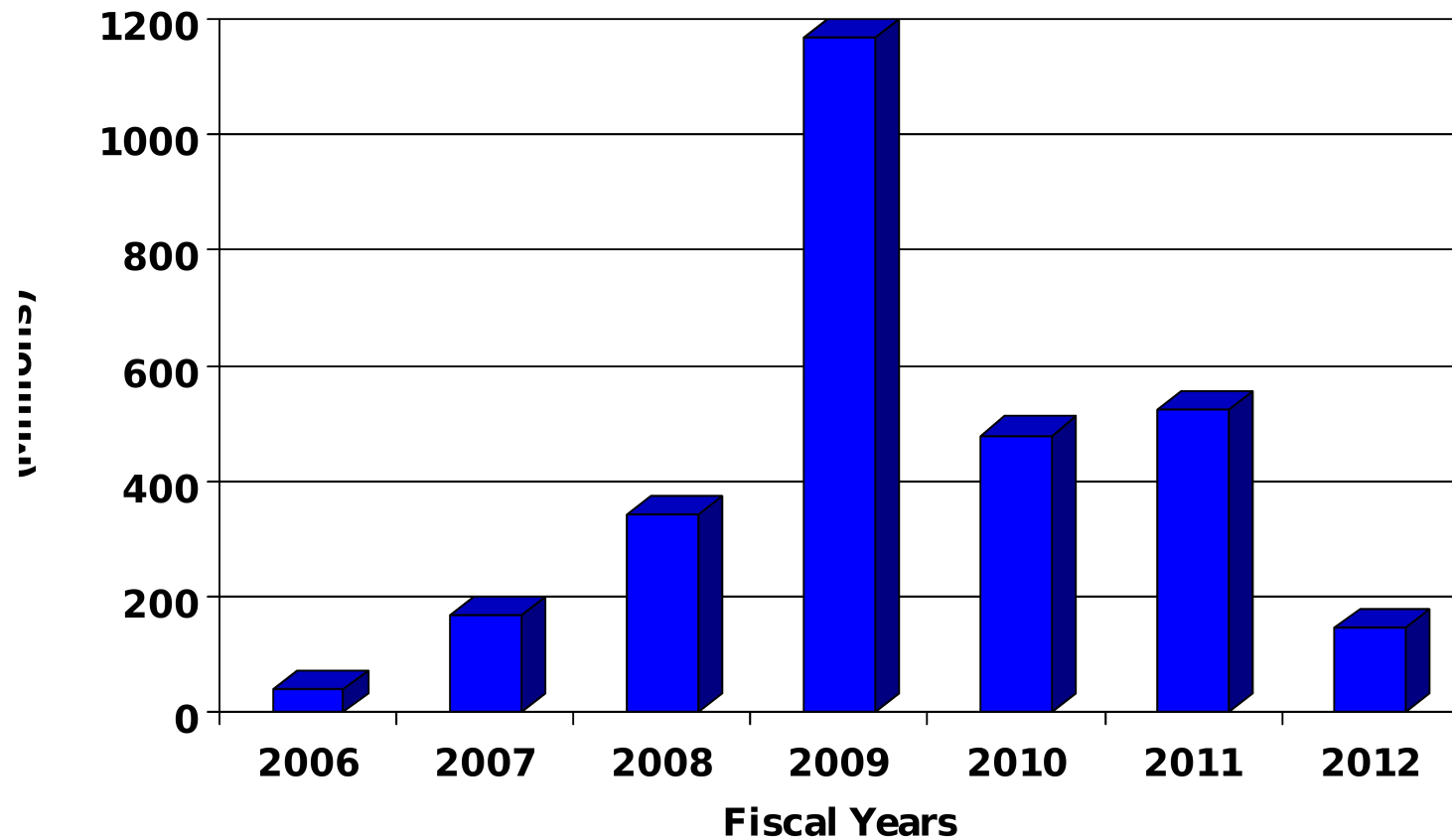


CMC BEQ Initiative

- Over \$2.5B in funding (FY08-FY13) for CMC BEQ initiative
 - Includes MILCON; Planning and Design (P&D); Collateral Equipment (CE); Sustainment, Repair and Modernization (SRM); and Demolition
 - BEQ PPV not in Marine Corps plan
- Whole room furniture concept
 - Authorized for furnishings replacement which have reached 7 year cycle of use
 - Funded with Personnel Support Equipment (PSE) funds
 - Requirements submitted to HQMC



PR2009 FYDP MilCon Barracks Funding



NOTE: 2007 and 2008 include Supplemental and MarSoc projects. Planning and Design (P&D) is not included



Construction Standard – 2+0 Room

- Each room includes 2 spaces
 - E1-E3s use 1 space each (share room and share a bath)
 - E4s and E5s use 2 spaces each (private room with private bath)
- USMC obtained permanent waiver in 1998 to build 2+0 rooms vs. DOD 1+1 module standard
 - 2+0 construction guidelines updated July 2007



2+0 Room - Updated Construction Guidelines

- Will apply to FY08 projects and beyond
- Still mandates concrete masonry
 - Provides lower life cycle cost over 50 years
 - Better choice in hurricane or earthquake zones
 - Concrete/masonry ideal for hard-use facilities (dormitories, schools, USMC barracks).
- More space for in-room service areas
 - Extra space for refrigerator/microwave/sink area to avoid reducing closet size
 - Closets also slightly larger



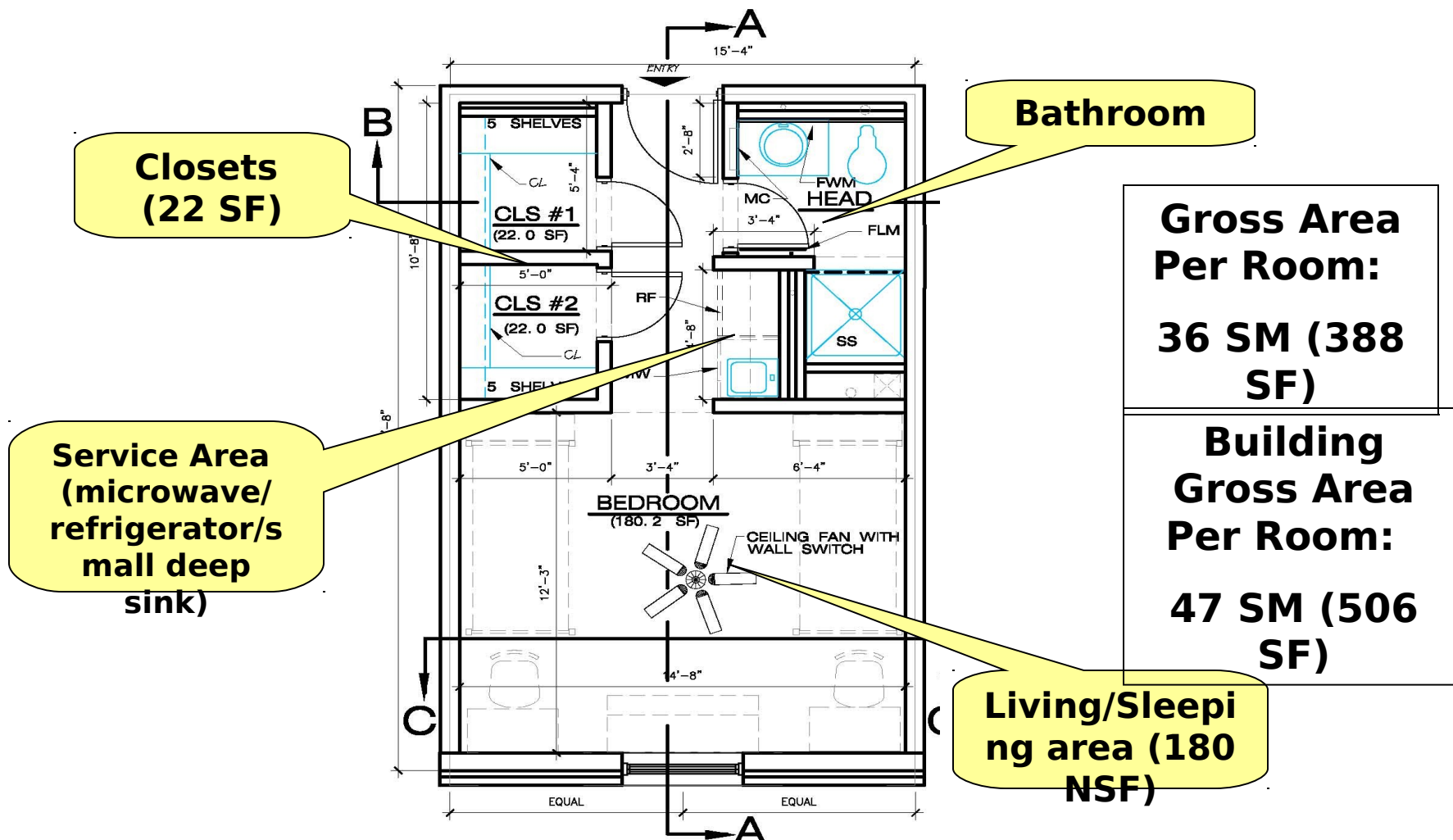
2+0 Room - Updated Construction Guidelines

- Outdoor wash racks for gear
- 1 washer/2 dryers for every 8 rooms
- Ceiling fans all rooms
- Interior corridors or breezeways (security enhancement and energy conservation)
- Peep holes in entry doors
- 2 “accessible” rooms per building
- Common area kitchenette



2+0 Room Configuration

Updated 2007





Public-Private Ventures – Bachelor Housing

- USMC not pursuing BQ PPV
 - Not cost effective
 - CBO/OMB restrictions:
 - Urban areas only
 - Must be severable from the base or off base
 - No assignment or personnel (unit integrity can't be achieved)
 - No command inspections
 - Apartments vs. 2+0
- 3 DoN pilot projects
 - San Diego, Hampton Roads and site TBD



On the Horizon – Bachelor Housing

- Military Construction Execution
- BEQ Furnishings Model Development
- 2008 rollout of Navy's IT program for BEQ assignments, management and utilization
 - Tested at 8th & I
- 2009 Legislative Proposal would allow bases to use money collected for damage to BEQs/furnishings for replacement or repairs
- BEQ Management Contract - Potential POM 2010 Initiative
 - Building management, not Marine management
 - Would appreciate feedback



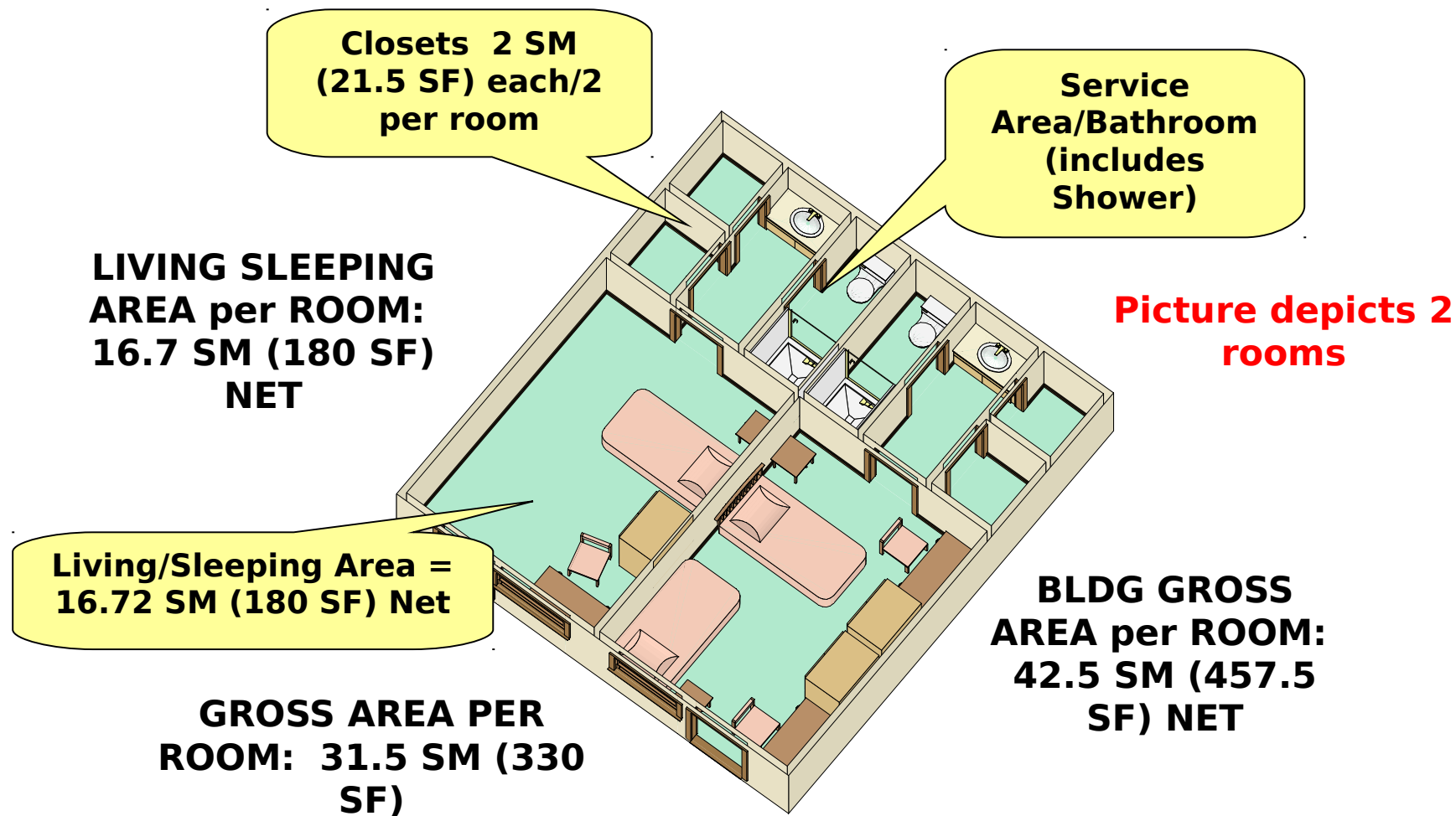
QUESTIONS?



BACKUP SLIDES



Original 2+0 Room Configuration





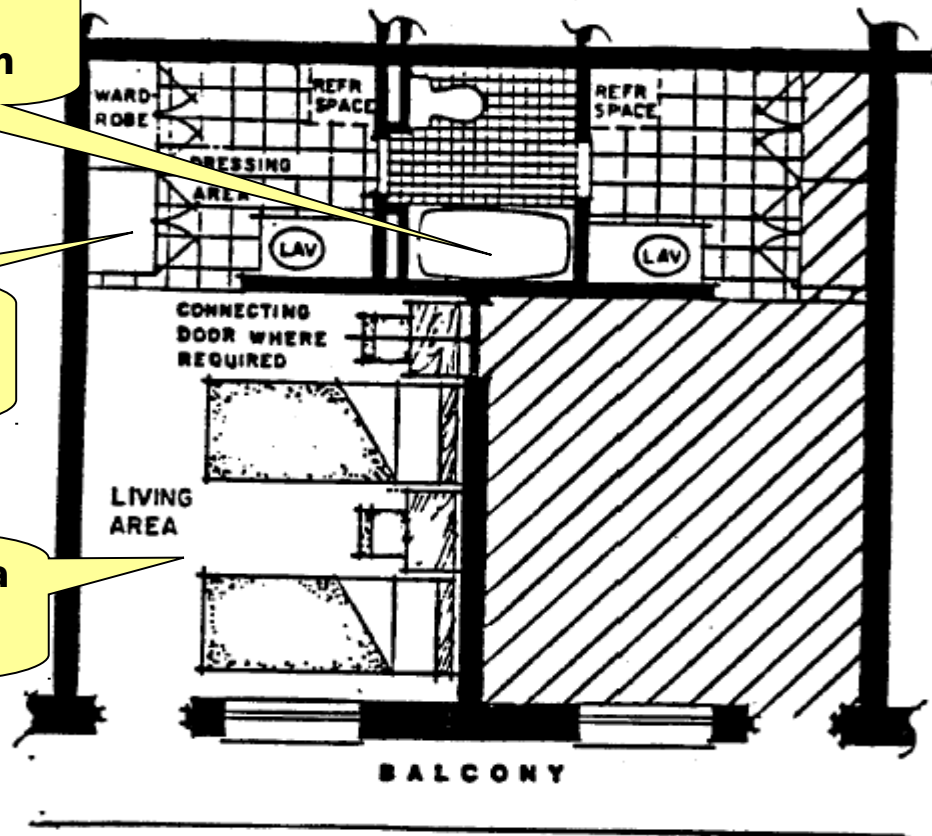
2+2 Module Configuration

TWO ROOM MODULE BALCONY (FY 83) - NAVY BEQ

**Service
Area/Bathroom**

**Closets = 2 SM
(10.7 SF)**

**Living/Sleeping Area
= 17 SM (180 SF)
Net**



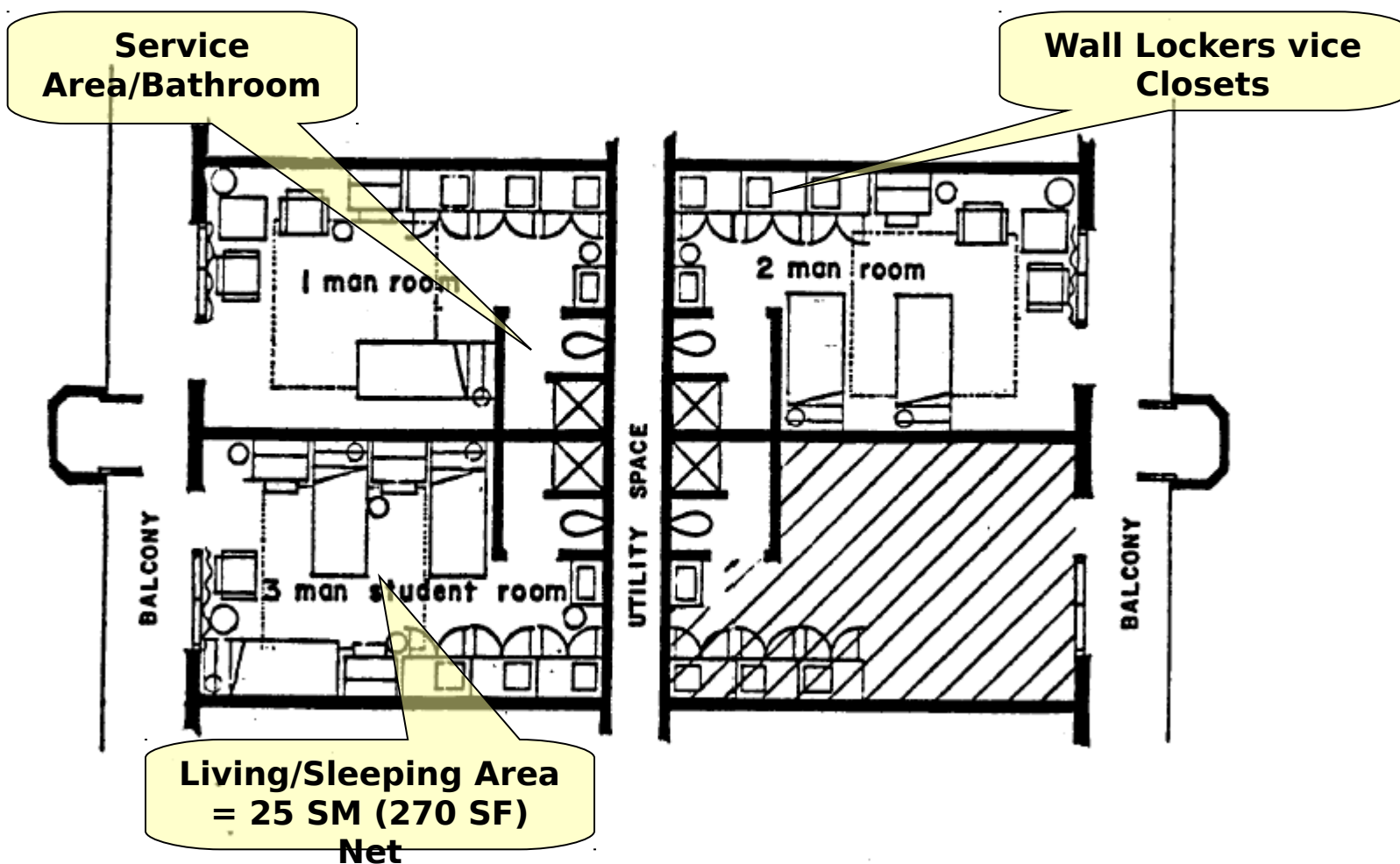
Gross Area
Per Module:
62 SM

Building
Gross Area
Per Module:
79 SM



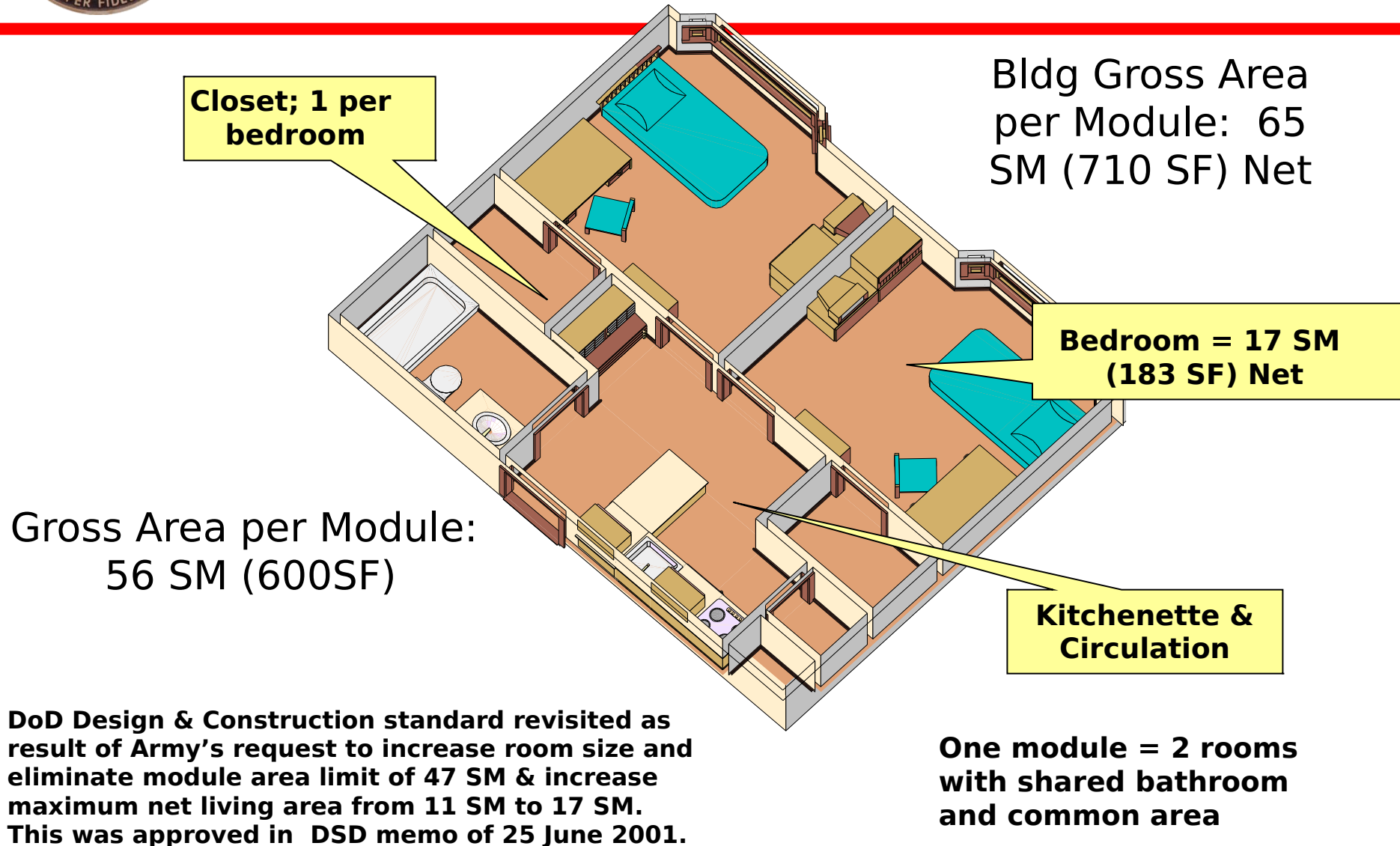
3-2-1 Room Configuration

HOPE MULTI-USE DESIGN (MODIFIED) FY 76 - NAVY REQ





DoD Construction Standard 1+1 Enhanced Module

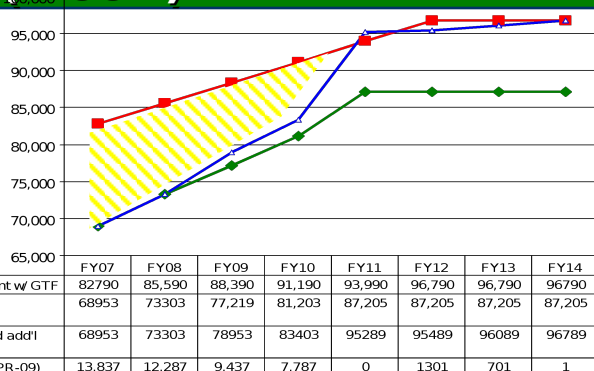




GTF 202K Facilities Metrics

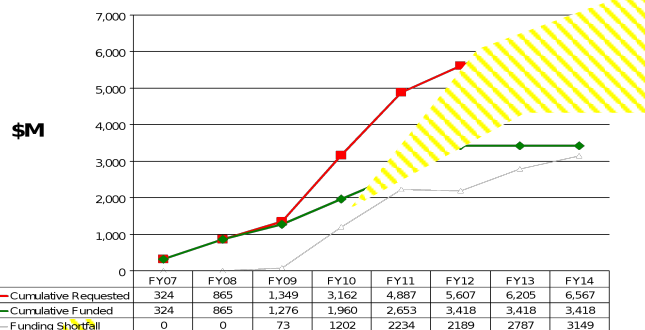
BEQ Adequate Space Shortfall Facilities (MCON)

Adequate BEQ Spaces



- Spaces shown in the year funded.
- Shortfall to be managed via assignment policy, interim facilities, and demo slowdown.
- Chart notional. Executability requires further analysis.

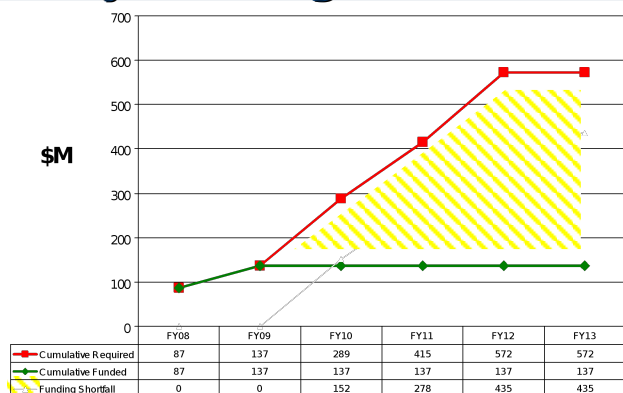
Ops & Training



- Based on PR-09 data.
- To be refined after more developed installation input is received and analyzed (appx September 2007). Executability requires further analysis.

Family Housing PPV / Deficit Reduction

Notes



- Based on PR-09 data. Total Units FYDP: 801 Funded / 2520 Unfunded.
- Add'l FY10 and out requirements to be addressed in POM10.

- Planning and development of refined GTF/202K facilities still underway. Initial 1391 planning documents received in April for analysis.
- Installations continuing to study current facilities to identify any opportunities to reduce temporary GTF/202K bed-down, operational and administrative facility